



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-322558-25

<b>Development</b>	Construction of office extension.
<b>Location</b>	St. Joseph's Secondary School, Doon Road, Ballybunion, Co. Kerry.
<b>Planning Authority</b>	Kerry County Council
<b>Planning Authority Reg. Ref.</b>	24431
<b>Applicant(s)</b>	Board of Management of Saint Joseph's Secondary School
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Tomás Stack
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	25 July 2025
<b>Inspector</b>	Natalie de Róiste

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## **1.0 Site Location and Description**

- 1.1. The site is St. Joseph's Secondary School, on the west side of Doon Road, to the north of Ballybunion town. The site measures c. 1.178 hectares, and contains single-storey school buildings of various dates, with car parking, incidental green spaces, and a playing pitch. There are two vehicular entrances from Doon Road, one at the north and one at the south. The site formerly contained both a primary school (the buildings towards the front of the site) and a secondary school (the buildings at the rear of the site). With the amalgamation of the town's primary schools on a new site, the primary school buildings were taken over by the secondary school, and extensions built between the two blocks. Part of the front building is now in use by a nursery school.
- 1.2. The site is southeast of Nun's Beach, a sandy beach at the foot of steep cliffs. A cliff walk which runs to the rear of the school is currently partly closed due to landslide and unstable cliff edges. The site is bordered to the north by the former convent site, now in use as housing and community buildings, and by two-storey housing. The site is bordered to the south by housing, and (at the west end) a caravan park. It is bordered to the west by a field in agricultural use, and (at the north end) by the cliff walk.

## **2.0 Proposed Development**

- 2.1. It is proposed to build a single-storey school extension to accommodate three individual offices (each c. 10 sqm) and a wc block and linking corridor, to comprise c. 77 sqm in total. This is located to the rear of the front wing, at its junction with a perpendicular wing.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Grant permission.

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

- Report dated 29 January 2025, noted the site context, planning history, zoning, development plan objectives, reports and third party submission received. Stated site zoned Public/Community/institutional/Educational in the Listowel/Ballybunion Functional Area Local Area Plan 2013-2019. Noted school connected to the public sewer and water mains, and further information should be sought on issue raised by third party (stormwater discharge to cliffs). Noted small scale of proposal, and that neither AA nor EIA required. Recommended further information on three points, surface water management, whether metal container (on extension site) is to be relocated, and foul and water connections for the extension.
- Report dated 1 April 2025, noted insufficient information had been provided, and recommended clarification of further information on the surface water sewer layout for the entire site, showing how roof water from the buildings is disposed of, and confirming that surface water is not encroaching on adjoining lands.
- Report dated 17 April 2025, noted the submission of a site layout drawing showing surface water management on the site, and confirmation in the form of email correspondence from a drain company that water is not encroaching on neighbouring lands. Grant recommended.

### **3.2.2. Other Technical Reports**

- Referred to County Archaeologist. Report noted no recorded monuments in proximity to previously disturbed site, no mitigation required.
- Referred to Listowel Municipal Area (roads) – grant recommended.
- Referred to Fire Authority. Report noted Fire Cert and Disability Access Cert required, should be applied for prior to commencement of works.

### **3.2.3. Conditions**

- Three conditions, including the following:

*3. Surface water shall be managed and disposed of as per details received on 04/04/2025 and shall not encroach onto adjoining properties.*

*Reason: In the interest of orderly development.*

### **3.3. Prescribed Bodies**

Referred to DAU of Department of Housing, Local Government and Heritage, for archaeology (due to size of site). No report received.

### **3.4. Third Party Observations**

One received, from the appellant, noting continuing discharge of stormwater from this site onto adjacent lands of high erosion and cliff edge slippage and subsidence incidence, and providing photograph of cliffs to rear boundary.

## **4.0 Planning History**

4.1.1. The following applications have been made on the site, and are available to view on the county council's website.

- St Joseph's Secondary School (amalgamated site)

Reg ref 25/65 (live current application)

Retention application for stand-alone classroom block (in north-west corner), renovated classroom, and associated site works. Further information requested 14/05/25 on drainage, details of soakpit, comments on third party submission re surface water disposal outside of site leading to erosion of cliff face. Screening report for Appropriate Assessment requested, as well as additional plan, section and elevation drawings.

Reg ref 22/276. Retention permission granted to retain the existing school buildings as constructed. full planning permission also granted for: (b) the provision of new windows to the west and north of the existing school building. (c) removal of existing prefabricated standalone building and the construction of a replacement, permanent standalone classroom building to the northwest of the site. (d) elevational changes to existing school buildings and all associated ancillary site works.

Reg ref 19/192 — permission granted to alter and extend existing classroom to the rear and all ancillary site works.

Reg ref 17/7705/13 — permission granted for the provision of a single-storey extension over 71 m<sup>2</sup> comprising: (a) 3 no. standard classrooms, 1 no. science laboratory and preparation area, student and staff sanitary accommodation, student lockers and circulation, (b) one classroom autism spectrum disorder unit, incorporating teaching, storage and sanitary areas, (c) site levelling works comprising pedestrian stairs, ramps and retaining walls, (d) the provision of circa 19 no. additional car parking spaces within the site, the proposal of on street bus parking for 3 no. school busses along the public roadway adjacent to the site and all associated site works.

- St Joseph's National School (buildings to front of site)

Reg ref 05/1444 — permission granted to (1) replace existing windows/door (2) alter existing door/window openings to all elevations.

- St Joseph's Secondary School (buildings to rear of site)

Reg ref 08/2198 — permission granted to provide a single storey prefabricated modular building to serve as a classroom, including all ancillary site services.

Reg ref 02/3006— permission granted for construction of a two classroom single storey demountable structure

Reg ref 98/2071 — permission granted to construct single-storey extension consisting of general purpose room and changing room together with minor consequential alterations to existing school.

## 5.0 Policy Context

### 5.1. Listowel Municipal District Local Area Plan 2020-2026

- 5.1.1. Section 3.3 of the LAP deals with Ballybunion. The site is zoned *Mixed Use M4 Built Up Area*. Such zoning “provides for a mix of land uses which may have existing buildings in place, brownfield lands and undeveloped greenfield lands within the development boundary.”.

- 5.1.2. The *Context (location and existing services)* section notes that the town has a good range of educational, social and sporting facilities, with the range of shops and services more limited than expected for a town functioning as a district centre for the area, reflective of the town's seasonal tourist industry and population fluctuation.
- 5.1.3. *Natural Environment and Amenity* notes the dramatic sea cliffs and pristine sandy beaches are Ballybunion's prime natural asset, notes that coastal waters form part of the Lower Shannon cSAC (002165), and states that *"It is therefore of importance that development proposals do not adversely impact on Natura 2000 sites, either by way of water pollution, tramping of sensitive vegetation / habitats, wildlife disturbance or otherwise."*

## 5.2. **Kerry County Development Plan 2022-28**

Ballybunion is identified as a Regional Town in the settlement hierarchy of the Kerry County Development Plan.

Chapter 6 deals with Sustainable Communities.

*KCDP 6-52 It is an objective of the council to facilitate the provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations.*

Chapter 11 deals with the Environment.

*KCDP 11-1 Ensure that the requirements of relevant EU and national legislation, are complied with by the Council in undertaking its functions, including the requirements of the EU Birds and Habitats Directives.*

*KCDP 11-2 Maintain the nature conservation value and integrity of Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs). This shall include any other sites that may be designated at national level during the lifetime of the plan in co-operation with relevant state agencies.*

Chapter 13 deals with Water and Waste Management.

*KCDP 13-21 Improve sustainable drainage and reduce the risk of flooding in the urban environment in accordance with the CIRIA SuDS Manual 2015.*

*KCDP 13-22 It is an objective of the Council to identify opportunities for nature-based SuDs in tandem with the preparation of masterplans for urban areas and plan level Strategic Flood Risk Assessments.*

*KCDP 13-23 Promote greater rainwater harvesting by households and businesses for the diversion of storm water from combined sewers.*

*KCDP 13-24 Support the incorporation of Sustainable Urban Drainage Systems (SUDs) in all public and private development in urban areas.*

*KCDP 13-25 Work alongside Irish Water to ensure the separation of foul and surface water drainage networks where feasible and undertake drainage network upgrades to help remove surface water misconnection and infiltration.*

*KCDP 13-26 Promote and support the retrofitting of Sustainable Urban Drainage Systems (SuDS) in established urban areas. Where possible incorporate nature-based solutions.*

Volume 6 of the plan deals with Development Management Standards in Section 1, with Section 1.7.5 dealing with new schools (but not extensions to existing schools).

### **5.3. Natural Heritage Designations**

- Lower River Shannon SAC site code 002164 – immediately adjacent to the site to the west
- Cashen River Estuary pNHA 001340 – 1.1 kilometres to the south

### **5.4. EIA Screening**

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.



## **5.5. Water Framework Directive Screening**

- 5.5.1. The subject site is located in a built up area in Ballybunion town, c. 835 metres west of the Island Slack Little River, 1.8 metres south of the Kilconly South River, within the Kilconly South sub basin (IE\_EA\_09B130400). It is located c. 170 metres from the Mouth of the Shannon Coastal Water Body (IE\_SH\_060\_0000). The site is located on top of the ground water body Abbeyfeale (IE\_SH\_G\_001).
- 5.5.2. The proposed development comprises the provision of an office extension to a school.
- 5.5.3. No water deterioration concerns were raised in the planning appeal.
- 5.5.4. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 5.5.5. The reason for this conclusion is as follows:
- the small scale and nature of the development
  - the distance from the nearest water bodies and the lack of hydrological connections
- 5.5.6. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

One appeal was received, against the grant of permission, from a third party with an address in Ballybunion. This appeal includes 14 short videos labelled A-N, and two aerial photographs on a usb stick; annotated copies of drawings from the planning file Reg ref 22/276; annotated extracts from the planning file 24/431 (the application under appeal); extracts from the live planning file 25/65 (the appellant's third party submission and the Development Application Unit's observation); extracts from Local Area Plan maps. Issues raised in the appeal are summarised as follows:

- There is existing unauthorised development on the site which is negatively impacting land to the west.
- The file is immediately adjacent to an SAC and appropriate assessment was not carried out.
- The site has undergone significant development with a sizeable extension and additional hard standing, which has resulted in an increased amount of stormwater being discharged to the west, causing significant cliff erosion of the SAC.
- Inadequate responses were submitted and accepted as further information and clarification of same; the 'On Site Storm Roof + Gully Layout' drawing is inaccurate, and shows boundaries, a soak pit, and buildings that do not correspond to what is on site. There is no room in the location indicated for an adequate soakpit. The buildings are closer to the boundaries than shown on the plan. There are drains on site that aren't shown on the plan.
- Surface water is not being managed on the site, and as shown in the attached videos, is flowing out of a pipe at the southwest boundary, and also flowing off the roof of a building on the west boundary.
- The decision to allow further development on this site, where unauthorised development is eroding the SAC, is contrary to the County Development Plan environmental objectives KCDP11-1 and KCDP11-2.

- The council planner incorrectly stated the site is zoned public/community/institutional/educational in the Local Area Plan; they have been rezoned to Mixed Use M4 Built Up Area since 2020, with the cliffs rezoned from a Green Zoning to O1 Strategic Reserve, white land.
- The planning application form incorrectly states the applicant is the legal owner.
- The building control report recommended the planning decision be deferred pending regularisation of the fire cert.
- The attached submission to application 25/65 notes the stormwater discharge is causing erosion of the adjacent unstable cliff face, endangering public safety, and causing nuisance by saturating the neighbouring field to the west. A previous retention application to regulate matters had inaccurate drawings, as does this one, showing water flowing against gravity and inaccurate buildings and boundaries.

## 6.2. Applicant Response

A response was received from the applicant's agent, which included a separate letter from the School Principal/Secretary to the Board of Management.

- The appellant, who owns lands to the west, raises numerous issues in relation to past planning applications that are of no relevance to this one.
- The proposal is 84 sqm in area, in an existing concrete school yard, in the centre of the applicant's lands.
- The issues raised concern buildings over 100 metres away, on what the appellant considers to be the boundary (which is disputed by the applicant).
- The zoning issues raised are irrelevant, the school has been in existence long before the development plans were published.
- Issues relating to land ownership and building control are moot and irrelevant.
- However, both a Fire Certificate and Disability Access Certificate will be applied for prior to application for a commencement certificate.

- No request was made to submit a screening report. The development is over 100 metres from the SAC, surrounded by existing buildings, hard standing, and an all-weather pitch.
- The issue regarding storm water was dealt with at Further Information stage. A drain survey concluded that all rainwater was discharged to the public main sewer. In any case, there will be no increase in rainwater runoff, as the extension is to be built on an area of concrete hard standing.
- The letter from the School Principal notes that the appellant has persistently demonstrated hostility towards the school, making demands which have been accommodated at significant financial cost, placing an undue burden on school resources and detracting from their core mission of community service. Such behaviour should not be allowed to continue unchecked.

### 6.3. **Planning Authority Response**

None received.

### 6.4. **Observations**

None received.

### 6.5. **Further Responses**

None received.

## 7.0 **Assessment**

- 7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal and the report of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issue in this appeal to be considered is as follows:

- Drainage and cliff erosion

## 7.2. Drainage and cliff erosion

- 7.2.1. As noted above, the proposed 77 sqm extension is to be located to the rear of the front block of the school. It is proposed to remove an existing container from this area, which has largely been already concreted. A small part of it is under gravel. There would be very little increase in rainwater runoff, due to the largely impermeable nature of the existing surface. Minimal information was submitted on drainage with the initial application, with no drawings provided, and the application form indicating the existing connection to the public sewer/drain was to be maintained. Drawings were submitted at Further Information stage, showing the surface water from the new roof draining via a single downpipe with a hopper, into the existing drainage system on the site, which flows into the public drainage system on Doon Road. The further information includes a copy of an email from a Drain Services company which notes that they were on site on two dates in February to trace all the storm water lines using a drain tracing dye. This email states that all the storm water and roof water is *“going out to the front of the school and out to the main road. The Aj box at the back of the school, looking in at the right-hand side, has been newly diverted into a new soak pit. Other than that, all storm water is going where it is supposed to be going.”*
- 7.2.2. The appellant’s position is that cumulative developments on the site have increased the discharge of surface water to the west, with negative impacts on lands to the west, including erosion of the cliffs. The appellant has submitted a large number of short digital video files in support of this claim. Video D, labelled *April 2024 stormwater discharge from southwest boundary* shows water flowing from a clay pipe embedded in the side of the ditch to the rear of the timber fence, forming a rivulet along the ditch at the side of the field. Video H, labelled *April 2025 stormwater discharge from overhanging roof* shows rainwater spilling over the roof and down the face of a concrete block building, and pooling in the grass below. I undertook a site visit on the evening of 24 July, and again on the morning of 25 July, during fine dry weather, and as such saw no drainage issues first hand. Due to the closure of the cliff walk and the level differences on either side of the rear boundary, I was unable to ascertain the presence or nature of the pipe shown in the videos.

- 7.2.3. The applicant's agent has responded that the drain survey '*concluded that all rainwater was discharged into the public main sewer located on the Doon Road to the east of the school.*' This is not the conclusion of the email submitted with the application, which refers to a drain at the back of the school being newly diverted into a new soakpit. No details on this soakpit have been submitted, although it is shown on the drawing titled *On Site Storm Roof & Gully Layout* submitted as Clarification of Further Information. This shows the location of gullies on the site. This is a rudimentary diagram, which doesn't show the Aj box (Access Junction Box) referred to in the email (although I observed a manhole cover in this location). The drawing does not show the location of downpipes or channel drains observed on the site visit, or any ultimate connection with the public drains, nor does it accurately show the footprint of the buildings or their relationship to the boundaries.
- 7.2.4. Notwithstanding the inadequacies of the submitted information regarding the drainage of the larger site as a whole, I am satisfied that appropriately sized rainwater goods to drain the new roof into the existing public drainage system as shown on the drawings can adequately drain the proposed development, and will have no likelihood of increased discharge of surface water or floodwater to any neighbouring site. I note the Development Plan is supportive of SuDS measures, but does not mandate them, and the proposal to drain into the public system is acceptable. A condition to ensure that works are carried out in accordance with the proposal as submitted can be attached in the event of a grant. There is therefore no risk from this development of erosion to the cliffs.

### 7.3. Other issues

- 7.3.1. Regarding the legal interest of the applicant in the site as stated in the application form, I am satisfied that the Board of Management of the School has sufficient legal interest in the site to make the planning application.
- 7.3.2. Regarding the zoning of the site, the appellant correctly notes the inaccuracy in the planning report, which refers to the zoning in the previous plan. However, neither the previous nor the existing zoning is an impediment to the extension of the existing school.

- 7.3.3. The appellant has raised a number of issues regarding the accuracy of drawings submitted with reg ref 22/276, and compliance with submitted drawings in the construction of buildings on site. Enforcement is an issue for the local authority, and outside the remit of the consideration of the current application.
- 7.3.4. Regarding the requirement for a fire certificate, the report from the Fire Services Department does not recommend the planning decision be deferred, but notes the requirement for a fire certificate prior to commencement of development. It is typical to apply for fire certification after a grant of permission, but before commencement of development.
- 7.3.5. I note the submission from the Development Applications Unit of the Department of Housing on file reg ref 25/65, as provided by the appellant. I note that that application is for retention of works at the west end of the site, directly adjacent to the SAC. Each application has to be considered on its own merits, and I note the Development Applications Unit did not submit any comments on this application.

## **8.0 Appropriate Assessment**

- 8.1. I refer the Commission to Appendix A – AA Screening Determination.
- 8.2. *Screening Determination Conclusion*
- 9.0 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site in view of the conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.
- 9.1.1. This determination is based on:
- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European site
  - The location of the development on a developed site, and the buffer zone between the proposed development and the European site

- The lack of direct connections between the site of the development and the European site
- The servicing and drainage of the proposed development via the public drainage system

## 10.0 Recommendation

I recommend a grant of permission.

## 11.0 Reasons and Considerations

Having regard to the nature, scale, siting, and design of the proposed development; the characteristics of the site as a whole; the provisions of the Kerry County Development Plan 2022-28; the mixed-use zoning of the site; it is considered that subject to compliance with the conditions set out below, the proposed development would not have any significant adverse impact on the amenities of adjoining properties, or on visual amenity, would not be prejudicial to public health or the environment, and would be in accordance with the proper planning and sustainable development of the area.

## 12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 10<sup>th</sup> day of March 2025 and the 4<sup>th</sup> day of April 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development,



the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

3. All external finishes shall harmonise with the existing building.

Reason: In the interests of visual amenity.

4. Site development and building works shall be carried out between the hours of 0700 to 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Natalie de Róiste  
Planning Inspector

7 August 2025

### Form 1 - EIA Pre-Screening

<b>Case Reference</b>	ABP-322558
<b>Proposed Development Summary</b>	Office extension to school
<b>Development Address</b>	St Joseph's Secondary School, Doon Road, Ballybunion, Co. Kerry
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p><b>No Screening required.</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>	<p><b>State the Class and state the relevant threshold</b></p>
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	<p><b>State the Class and state the relevant threshold</b></p>

<p><b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b></p>	
<p>Yes <input type="checkbox"/></p>	<p><b>Screening Determination required (Complete Form 3)</b>  <i>[Delete if not relevant]</i></p>
<p>No <input checked="" type="checkbox"/></p>	<p><b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>  <i>[Delete if not relevant]</i></p>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

## Template 2: Standard AA Screening Determination Template

### Test for likely significant effects

(For use in all cases beyond de minimis criteria)

Screening for Appropriate Assessment Test for likely significant effects				
<b>Step 1: Description of the project and local site characteristics</b>				
<b>Brief description of project</b>		Single-storey school extension to accommodate three individual offices (each c. 10 sqm) and a wc block and linking corridor, to comprise c. 77 sqm in total. This is located to the rear of the front wing, at its junction with a perpendicular wing.		
<b>Brief description of development site characteristics and potential impact mechanisms</b>		The development site is located in the centre of the school site, on an area of existing hard standing, within the built up area of Ballybunion. There is an existing connection to mains drainage. This mains drainage connects to Ballybunion Wastewater Treatment Plant. The location of the development is c. 100 m from the nearest European site (Lower River Shannon SAC 002165).		
<b>Screening report</b>		No. Kerry County Council screened out the need for AA.		
<b>Natura Impact Statement</b>		No		
<b>Relevant submissions</b>		The third party submission and appeal raise concerns regarding impacts on the cliffs in the SAC due to stormwater. See Sections 3 and 6 of the report.		
<b>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</b>				
[List European sites within <b>zone of influence</b> of project in Table and <b>refer</b> to approach taken in the AA Screening Report as relevant- there is no requirement to include long list of irrelevant sites.]				
European Site (code)	Qualifying interests <sup>1</sup> Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections <sup>2</sup>	Consider further in screening <sup>3</sup> Y/N
Lower River Shannon SAC 002165	Sandbanks, Estuaries, Mudflats and sandflats, Coastal lagoons, inlets and bays, reefs, Perennial vegetation of stony banks, Vegetated sea cliffs,	100 m	No direct connection, possible indirect	Y

	Salicornia and other annuals colonising mud and sand, Atlantic and Mediterranean salt meadows, Water courses of plain to montane levels with vegetation, Molinia meadows, Alluvial forests, (Freshwater Pearl Mussel, Lampreys, Salmon, Common Bottlenose Dolphin Otter <a href="#">conservation objectives</a>			
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<sup>1</sup> Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

<sup>2</sup> Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

<sup>3</sup>if no connections: N

### Further Commentary Discussion

Due to the nature of the development site (fully serviced) and the presence of a significant buffer area of buildings, hard standing, and grassed area between the development site and the SAC, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors.

### Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

#### AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
<b>Site 1: Name (code)</b> Lower River Shannon SAC 002165 Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170]	Direct: none Indirect: Localised temporary low magnitude impacts from noise, dust, and emissions during construction	The contained nature of the site (serviced, defined site boundaries, no direct ecological connections or pathways), the scale of the development, and the distance from receiving features connected to the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SAC for the SCI listed.

<p>Perennial vegetation of stony banks [1220]  Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]  Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]  Mediterranean salt meadows (Juncetalia maritimi) [1410]  Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]  Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]  Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]  Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]  Petromyzon marinus (Sea Lamprey) [1095]  Lampetra planeri (Brook Lamprey) [1096]  Lampetra fluviatilis (River Lamprey) [1099]  Salmo salar (Salmon) [1106]  Tursiops truncatus (Common Bottlenose Dolphin) [1349]  Lutra lutra (Otter) [1355]</p>		<p>Conservation objectives would not be undermined.</p>
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	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
<p>I conclude that the proposed development (alone) would not result in likely significant effects on [insert European site(s)]. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project].</p> <p>No mitigation measures are required to come to these conclusions.</p>		

## Screening Determination

### Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site in view of the conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European site
- The location of the development on a developed site, and the buffer zone between the proposed development and the European site
- The lack of direct connections between the site of the development and the European site
- The servicing and drainage of the proposed development via the public drainage system